

Planning Matters

A CSCC planning sub-committee meeting was held on 29th January to discuss a new controversial planning application, Kinaldie House. The Aberdeen Local Development Plan Main Issues Report was also discussed.

Kinaldie House Planning Application: Formation of New Dwelling House

22 Kinaldie Crescent

Full details are available on the City Council website or by visiting the planning department in Marischal College.

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=140029>

Closing date for representations is 21st February 2014



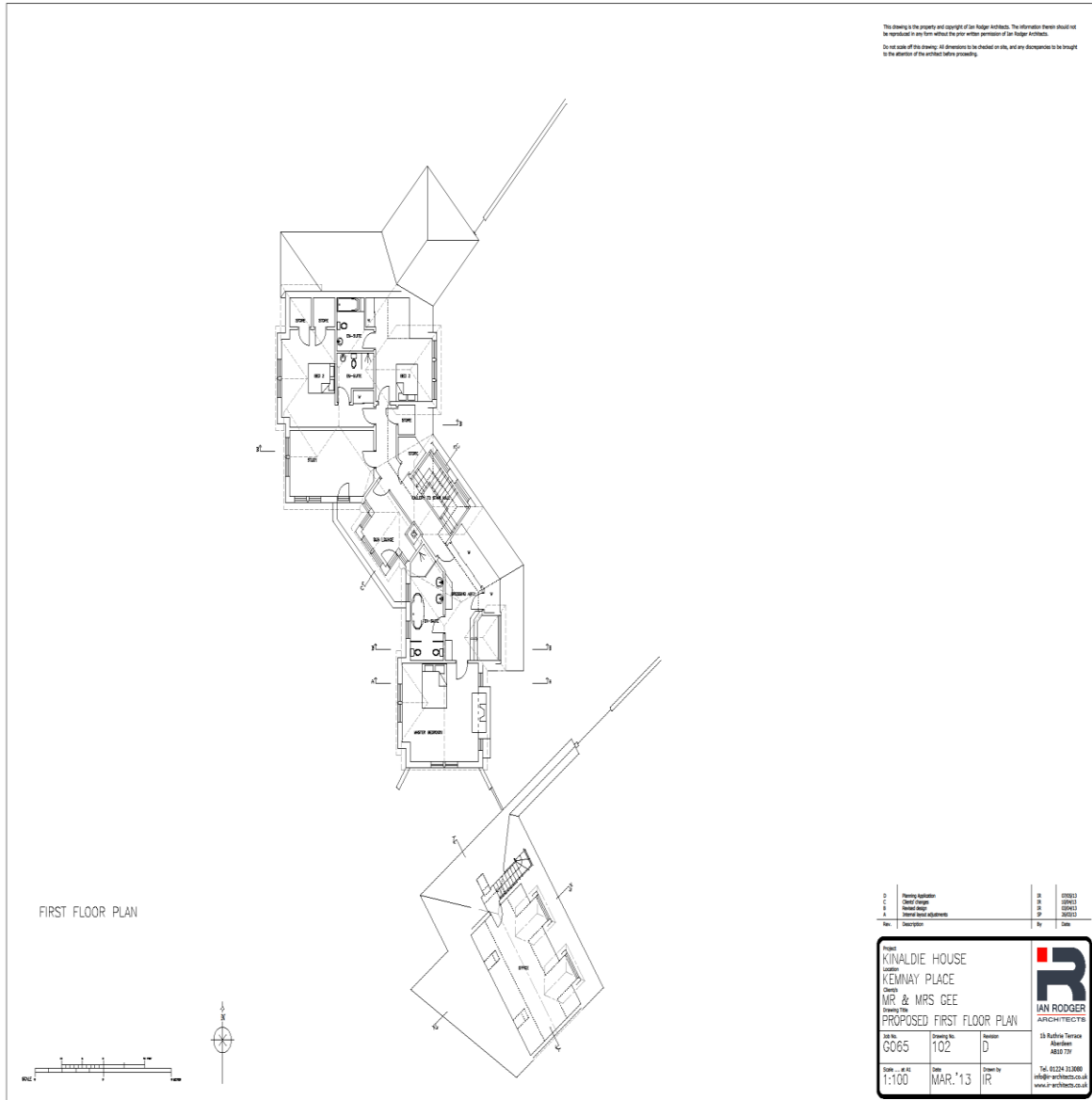
Driveway approach across amenity ground leading to a double garage with access to Kinaldie House through very high solid gates with concrete walls on either side. The high chimney is also in full view from Kemnay Place.



EAST COURT




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FIRST FLOOR PLAN

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Rev	Description	By	Date

KINALDIE HOUSE KEMNAY PLACE MR & MRS GEE PROPOSED FIRST FLOOR PLAN			 IAN RODDGES ARCHITECTS 13 Ruthe Terrace Aberdeen AB12 7JF Tel: 01224 313900 info@iarchitects.co.uk www.iarchitects.co.uk
Job No. G065	Drawing No. 102	Revision D	
Date 1:100	Date MAR. '13	Drawn by IR	

Proposed Ground Floor Plan



View from Kemnay Place showing amenity ground, looking towards proposed driveway to new house which will lead to a high solid gate and wall entrance to the proposed house.



View from Kemnay Place showing amenity ground, looking towards proposed driveway to new house



View from core path looking towards amenity grassed area at Kemnay Place



Core path running alongside garden of 22 Kinaldie Crescent



View of the site from Woodburn Gardens



View of the site from Woodburn Gardens

A very well written and comprehensive letter of objection is being drafted by local residents.

The main areas of concern are:

- The proposed road/driveway is through an existing amenity/landscaped area
- Local residents state the land in this area of ground is held jointly by a number of local residents, who also pay maintenance costs towards its upkeep.
- The applicant has stated in the submitted application form that the area of ground between 30 and 32 Kemnay Place is owned by Stewart Milne Group, and has issued a notice to that company advising of the current application.
- The scale of the dwelling house and double garage with office is completely out of character with the surrounding area and neighbouring properties, both around Kemnay Place, Kinaldie Crescent and also Woodburn Gardens on the opposite side of Walker Dam. The house itself is about 4 times the size of No.24 semi-detached house in Kinaldie Crescent.
- The height of the new house is also out of character with neighbouring properties and there are concerns as to what height the house would actually be as the site investigation report states that it is recommended that all the made ground below the footprint of the house, garage and the access road is removed and where required replaced with suitably approved imported structural fill

materials. As the site is on a sloping site it is unclear what the ground level for building will be made up to?

- It is worrying to see high solid concrete walls and solid gates on the approach to the house from Kemnay Place, there is also high solid walls and gate to the North of the site. This goes against the conditions currently in place in the surrounding Walker Dam Development as it is a condition that the front gardens must remain open. The last thing the local community wants is a gated community.
- It is not clear from the plans how close the boundary of the proposed house will come to the core path running along the Walker Dam which is widely used by walkers, joggers and cyclists all year round.
- Loss of Amenity/Landscaped area between 30 and 32 Kemnay Place, residents land certificates state the amenity area should be held in all time coming for the benefit and amenity of the whole subjects.
- Tree Preservation Orders – How many trees will be felled or pruned by the proposed development, many of the mature trees in the Walker Dam have Tree Preservation Orders.
- There is also a precedent as in 1999/2000 the Stewart Milne Group tried to apply for planning permission to build houses in the gardens of 20 and 22 Kinaldie Crescent but planning permission was not granted for building in this area of land.

Dandara Temporary Sales Pod

Planning Application <http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130573>

Construction of the steelwork for the sales pod started on 28th August. A very substantial building considering it is a temporary building and will be up for less than 2 years. **The temporary sales pod is to be removed by 13th June 2015.**

The sales pod opened to the public on 18th January 2014, the mains electricity supply was connected on 24th January.



Sales Pod now open

Heavy rainfall on 26th January 2014

After heavy rain for approx 5 hours on Sunday 26th January a large volume of surface water can be seen running off the Dandara site and into the Retention Pond



Empty Retention Pond



Retention Pond now very full



Water being drained into the retention pond, near rear gardens of Burnieboozle Crescent



There was concern that that the retention pond was extremely full and this is after only 5 hours of heavy rain, so in a real flood event there seemed very little spare capacity to cope with any additional volume of surface water. On contacting the Dandara Ground works Manager it was discovered the current retention pond are is only one quarter of the final area of the finished retention pond, it is thought that in 6 months time the retention pond will be 90% complete. Once the sale pod is removed the edge of the retention pond will extend to where the sales pod is currently situated.



Flooding at rear of sales pod



Flooding at rear of sales pod

The Dandara Planning Applications were considered at the Planning Development Management Committee meeting on Thursday 28 November 2013.

All the zones were approved with additional conditions imposed for Zone A, with access off Hazledene Road

Zone A planning application 130994

Conditions imposed:

No development shall be undertaken within Zone A until a finalised scheme of works necessary to bring Hazledene Road up to adoptable standard has been submitted to, and approved in writing by, the planning authority.

No building in zone A shall be occupied until works for the upgrading of Hazledene Road have been implemented in full.

Zone B & C planning application number 131044

Zone H, planning application number 130820

Zone D,E,F & G planning application 130155

Summary of Dandara Development Planning Applications

31055 Zones D,E, F & G registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131055>

Zone D 44 houses

Zone E 35 houses

Zone F 50 houses

Zone G 45 houses Total of 174 houses

131044 Zones B&C registered 23/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131044>

Zone B 39 houses

Zone C 39 houses Total of 78 houses

130994 Zone A with access to Hazledene Road registered 08/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130994>

130820 Zone H with access to Countesswells Avenue registered 05/07/13

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=130820>

Zone A 50 houses, Zone B 39 houses, Zone C 39 houses, Zone D 44 houses

Zone E 35 houses, Zone F 50 houses, Zone G 45 houses and Zone H 48 houses

Total number of houses = 350 houses

131027 Pinewood Residential Development Approval of Conditions 2, 3, 6, 7, 9 and 10 of Planning Application Ref A7/2178

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131027>

Landscape, Walling, Connectivity – Pinewood – Countesswells Road

131037 Traffic calming and speed limits etc. registered 22/07/2013 and representations to be in by 14/08/2013

<http://planning.aberdeencity.gov.uk/PlanningDetail.asp?ref=131037>

Aberdeen Local Development Plan [ALDP]– Main Issues Report

Adopted on 29th February 2012 – Development Plans must be reviewed every 5 years.

The Main Issues Report is to be published in January 2014 and the proposed Local Development Plan is to be published in February 2015. A 10 week consultation will run from 13 January to 24 March 2014.

Main Issues Report has formed the main focus for discussions on the options for sites that would be developed in Aberdeen and for the policies that will guide development.

The ALDP contains 56 policies which are supported with 29 pieces of supplementary guidance and masterplans. The first phase will run from 2007 to 2016 while the second phase will run from 2017 to 2023. Some strategic reserve sites have been included up to 2030.

The Main Issues Report is the first stage in producing a revised and updated Local Development Plan for Aberdeen, which when adopted will replace the ALDP for 2012.

During the Pre-Main Issues Report stakeholder engagement, a number of broad themes emerged which people were particularly interested in or concerned about. Not all issues raised can be addressed through the planning system. The Main Issues Report has therefore been structured around the following planning themes:

- City Centre and Retailing
- Transport and Infrastructure
- Business and Industry
- Housing and Community
- Design and Built Environment
- Natural Environment
- Resources

13 Main issues have been identified from these themes, on each of the main issues the City Council welcomes views on

- **Whether you agree with the preferred option?**
- **If not, whether you support any of the alternate options presented?**
- **If not, whether you have ideas for options that should be considered?**

Main Issue 1 – Greenfield Housing and Employment Allocations

Main Issue 2 – City Centre Vision

Main Issue 3 – Retail in the City Centre

Main Issue 4 – Union Street Frontages

Main Issue 5 – New Policy for West End Shops and Cafes

Main Issue 6 – Retail Centres out with the City Centre

Main Issue 7 – Aberdeen Harbour Expansion

Main Issue 8 – Housing Needs and Affordable Housing

Main Issue 9 – Housing for Older People and Particular Needs

Main Issue 10 – Low and Zero Carbon Buildings

Main Issue 11 – Energy Mapping

Main Issue 12 – Water Use Efficiency

Main Issue 13 – Recycling and Energy

Alongside the Main Issues there are 21 questions on other related proposals which the City Council would like to hear your views on.

Q1. What do you think is important to include within the City Centre boundary and why?

Q2. City Centre Design Policy a) Do you think we should have a new policy b)What other things can improve design quality within City Centre?

Q3. High Quality Contemporary Design

Q4. Tall and/or Bulky Buildings a) what are most appropriate locations? B) What locations where tall/bulky buildings should not be allowed? C) What is important to consider when assessing proposals for tall/bulky buildings?

Q5. Public Realm and Wayfinding a) What type of things should a new Streetscape Manual consider? B) What can be done to improve wayfinding throughout the City Centre?

Q6. Sustainable Urban Mobility Plan [SUMP]– What are the main transport issues in the City Centre which need to be addressed in a SUMP

Q7. A Masterplan for the Beach Leisure Area? Should a masterplan be commissioned for the beach leisure area? What issues should the masterplan address? How can we best connect the beach to the City Centre?

Q8. Policy Zoning for the Beach? Should the beach leisure area be zoned as “Beach and Leisure”? If not, what should the area be zoned as? What uses should be promoted at the Beach? Should retail be discouraged?

Q9. Retail Parks. Should Retail Parks be protected from the impacts of out-of-centre development through sequential approach?

Q10. Review the Network Centres. Should the network of centres be reviewed? If so, can you suggest any changes that should be made?

Q11. Very Large Scale Single Retail units. If a large scale retailer wishes to locate to Aberdeen, where should they go?

Q12. Infrastructure Provision. Are there any other measures we should be taking to ensure that infrastructure can be provided in a timely manner?

Q13. Sustainable and Active Travel. Are there any other measures we should be taking to promote sustainable and active travel and to ensure that they become the first choice of transport?

Q14. Digital Infrastructure. Should all new developments provide modern high speed telecommunications networks?

Q15. Private Rented Accommodation. Do you agree that private rented accommodation should be supported by policies in the Local Development Plan and are there any ways in which it can be promoted?

Q16. Gypsy and Traveller Sites – Do you have any comments on the current approach to the provision of Gypsy/Traveller sites?

Q17. Better Design Quality a) Should we strive for a better design quality across the city and refuse permission to proposals which do not meet our high standards?

Q18. Design Statements. A) Do you think introducing a requirement for Design Statements to accompany a greater range of applications is a good idea? B) When do you think we should request a Design Statement? C) When do you think a Design Statement might not be useful? D) We intend to produce guidance on what should be included within Design Statements. What do you think might be important to include within a Design Statement.

Q19. Demolition of Traditional Granite Buildings. A) What do you think about our suggestion to include the criteria that applications for the demolition of traditional granite buildings will be assessed against our existing policy? B) For replacement schemes, what do you think about encouraging the reuse of granite in places other than the principle elevation?

Q20. Natural Environment. Should we carry forward our current policy approach to protecting and enhancing the natural environment into the next Local Development Plan? Do you wish to suggest any other proposed changes to natural environment policy?

Q21. Nigg Solar Farm. What is your opinion on a solar farm at Nigg Bay as indicated on Map 2?

Main Issue 1 – Greenfield Housing and Employment Allocations

Opportunity Sites

OP58 Countesswells (165.1 ha) 2,150 houses to 2016 and 850 2017 – 2026 Total of 3,000

A Masterplan is required – a large new community, benefit from being close to employment sites proposed for Kingswells- Development would include 10 ha employment land plus appropriate community facilities.

OP38 Woodend Hospital Annex, Lang Stracht (2.05 ha) Planning permission granted for retail development and Fire Brigade Headquarters

OP51 Friarsfield (29.2 ha) Greenfield site identified in ALDP 2008 for 280 homes.

OP58 Braeside Infant School (1.04 ha) former school site with potential to be redeveloped for residential use

OP64 Craigton Road/Airyhall (4.1 ha) 20 houses to 2016

OP66 Grove Nursery, Hazlehead 5.9 ha Green Belt

OP67 Grove Nursery Recycling Centre, Hazlehead 1.5 ha [Recycling Centre opens Jan 2014]

Page 13 Do we need to add to the Greenfield housing and/or employment land supply by allocating more sites?

Option 1 – Carry over existing Local Development Plan allocations

Option 2 – Release further Greenfield housing and or employment land to increase supply

Brownfield Sites

Page 14 Grove Nursery – Following a Council resolution part of this site could be identified for social enterprises specialising in a nursery, horticulture and/or allotments and other associated uses.

Charlie's House, Woodend Hospital West – Specialist care facility for children which could serve the North East of Scotland . May be necessary to alter layout due to flooding and slope issues.

Main Issue 2 – City Centre Vision

Aberdeen City Centre

What would you want your city centre to be like by 2035 and how should it be used?

City Centre Boundaries

Q1. What do you think is important to include within the City Centre boundary and why?

Q2. City Centre Design Policy a) Do you think we should have a new policy b)What other things can improve design quality within City Centre?

Q3. High Quality Contemporary Design

Q4. Tall and/or Bulky Buildings a) what are most appropriate locations? B) What locations where tall/bulky buildings should not be allowed? C) What is important to consider when assessing proposals for tall/bulky buildings?

Q5. Public Realm and Wayfinding a) What type of things should a new Streetscape Manual consider? B) What can be done to improve wayfinding throughout the City Centre?

Main Issue 3 – Retail in the City Centre

Retail in the City Centre

St. Nicholas House – Provost Skene's House

Denburn/Woolmanhill – Opportunity to enhance accessibility through Denburn Valley (flooding issues)

Main Issue 4 – Union Street Frontages

A Retail Strategy – Union Street Frontages

Main Issue 5 – New Policy for West End Shops and Cafes

New policy for West End Shops and Cafes

Q6. Sustainable Urban Mobility Plan [SUMP]– What are the main transport issues in the City Centre which need to be addressed in a SUMP

Beach Leisure Area

Q7. A Masterplan for the Beach Leisure Area?

Q8. Policy Zoning for the Beach?

Q9. Retail Parks

Q10. Review the Network Centres

Main Issue 6 – Retail Centres out with the City Centre

Q11. Very Large Scale Single Retail units

Q12. Infrastructure Provision

Q13. Sustainable and Active Travel

Q14. Digital Infrastructure

Sustainable Urban Mobility Plan – Transport Challenges – Transport Masterplan

Main Issue 7 – Aberdeen Harbour Expansion

Aberdeen Exhibition and Conference Centre

Main Issue 8 – Housing Needs and Affordable Housing

Housing Needs – Affordable Housing

Q15. Private Rented Accommodation

Main Issue 9 – Housing for Older People and Particular Needs

Housing for Older People and Particular Needs

Gypsy Travellers

Q16. Gypsy and Traveller Sites – Do you have any comments on the current approach to the provision of Gypsy/Traveller sites?

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Main Issue 10 – Low and Zero Carbon Buildings

Main Issue 11 – Energy Mapping

Main Issue 12 – Water Use Efficiency

Main Issue 13 – Recycling and Energy